



# DEVELOPMENT SERVICES

## FEE SCHEDULE

*Resolution 2010-23, Effective April 1, 2010, and  
Resolution 2012-1, Effective March 5, 2012,*



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# Development Services Fee Schedule

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## BUILDING PERMIT AND INSPECTION FEES

Building permit fees are based on project valuation established pursuant to the most current table published by the International Code Council (ICC)\*, or actual construction cost as outlined in a cost estimate provided by the applicant.

The building permit fee is due upon issuance of the permit, and includes all necessary inspections for completion of the work proposed. In the case of a commercial building permit, the fee also includes the issuance of a Certificate of Completion, Certificate of Occupancy, or Conditional Certificate of Occupancy.

The building permit fee category is used for all residential and commercial building permits including but not limited to single family residences, commercial buildings, tenant improvements, swimming pools, alterations, additions, mechanical, plumbing, electrical, landscaping, etc.

1. Annual Facilities Permit	\$275/ea
2. Building/Fire Permit	\$30 plus \$4.11/\$1,000 of the valuation
3. Building/Fire Permit Renewal	50% of the original permit fee paid
4. Commercial Factory Built Building	\$4.50/LF/Story Including Systems
5. Deferred Permit Submittal	\$165/Deferral
6. Designated Slum Property Inspection	\$150
7. Finished Floor Elevation Verification	\$415/ea
8. Inspection and Re-inspection (Outside normal business hours, 2 hour minimum)	\$75/hour
9. Manufactured Home	\$350/ea
10. Residential Factory Built Building	\$450/Story Including Systems
11. Rural Road	\$.06/sq ft of lot
12. Swimming Pool Signs	\$4.31/ea
13. Temporary Banner Permit	\$55/ea
14. Temporary Power Permit	\$45/ea
15. Temporary Sales or Construction Trailer Permit (Includes electrical)	\$55/ea
16. Water Heater/Water Softener Permit	\$0

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***\*Building Valuation Data is updated twice per calendar year, effective March 1<sup>st</sup> and September 1<sup>st</sup> annually. Permit Fees are assessed using application date.***

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## **BUILDING AND FIRE PLAN REVIEW FEES**

Building plan review and fire plan review fees are due at the initial submittal of a building permit based on the valuation of the project provided by the applicant. Once the valuation is finalized and the review complete, additional fees may be required.

- |                              |                                     |
|------------------------------|-------------------------------------|
| 1. Building/Fire Plan Review | 65% of the Building/Fire Permit Fee |
| 2. Landscape Plan Review     | \$2.67/\$1,000 of Total Cost        |
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## **CIVIL ENGINEERING PERMIT AND INSPECTION FEES**

- |   |   |
|---|---|
| 1. Annual Traffic Control Permit  | \$750   |
| 2. Civil Construction Permit  | 3% for City Service<br>1% for Private Service |
| 3. Civil Construction Permit<br>Renewal or Extension  | 50% of the original permit fee paid           |
| 4. Inspection and Re-inspection<br>(Outside normal business hours, 2 hour minimum)                                  | \$75/hour                                     |
| 5. Water, Wastewater, and Reclaimed Water<br>Facility Permits (Wells, water supply facilities, lift stations, etc.) | 3% of Construction Cost                       |

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## **CIVIL ENGINEERING PLAN REVIEW FEES**

Civil plan review fees are due at the initial submittal for standard review of on site, off site, signing, striping, and traffic signal plans.

Facility plan review includes water, wastewater, or reclaimed water facilities including but not limited to wells, water supply facilities, and lift stations.

- |  |   |
|--|---|
| 1. Excavation in Paved Streets Within 2 Years of Street Construction |   |
| 5 sq yds or less   | \$330/sq yd                                 |
| 5-100 sq yds   | \$1,650 plus \$18/sq yd over 5 yds          |
| 100 sq yds or more   | \$3,360 plus \$14 yds/sq yd over 100 sq yds |
| 2. Facility Plan Review (30/60/90%)                                  | \$190/sheet                                 |
| 3. Facility Plan Review (100%)                                       | \$190/hour – billed in arrears              |
| 4. Standard Plan Review – 1 <sup>st</sup> and 2 <sup>nd</sup> Review | \$380/sheet                                 |
| 5. Standard Plan Review – 3rd and Subsequent Review                  | \$190/hour – billed in arrears              |
| 6. Utility Plan Review   | Per Franchise Agreement                     |
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## **DEVELOPMENT IMPACT FEES**

Grandfathered Facilities are Capital Facilities included in an Infrastructure Improvement Plan or other City planning document, and Impact Fee Study prepared pursuant to applicable law prior to June 1, 2011, and constructed through Financing or Debt for which development impact fees were pledged for repayment prior to June 1, 2011. These previously established development impact fees will continue to be assessed and collected until the associated finance and debt is repaid.

The New Development Impact Study establishes the new development impact fees pursuant to ARS § 9-463.05.

Therefore, both Grandfathered and New Impact Fees are assessed and due at the time of building permit issuance for each category listed below.

### **RESIDENTIAL - PER UNIT**

#### **Single Family – Detached – Grandfathered Facilities**

Parks and Recreation .....	\$785
Fire/EMS .....	\$688
General Government .....	\$661
Police .....	\$371

#### **Single Family – Detached - New**

Fire/EMS .....	\$680
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$299
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

#### **Single Family – Attached, Multi-family, 1-9 units per structure – Grandfathered Facilities**

Parks and Recreation .....	\$732
Fire/EMS .....	\$641
General Government .....	\$616
Police .....	\$346

#### **Single Family – Attached, Multi-family, 1-9 units per structure - New**

Fire/EMS .....	\$499
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$209
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

#### **Multi-family – 10 plus units per structure – Grandfathered Facilities**

Parks and Recreation .....	\$580
Fire/EMS .....	\$508
General Government .....	\$489
Police .....	\$274

**Multi-family – 10 plus units per structure - New**

Fire/EMS .....	\$499
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$209
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

**All Other Housing Types – Grandfathered Facilities**

Parks and Recreation .....	\$695
Fire/EMS .....	\$609
General Government .....	\$584
Police .....	\$328

**All Other Housing Types - New**

Fire/EMS .....	\$499
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$209
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

**NON-RESIDENTIAL – PER THOUSAND SQUARE FEET OF FLOOR AREA – GRANDFATHERED FACILITIES****Commercial/Shopping Center 25,000 sq or less**

Fire/EMS .....	\$906
General Government .....	\$740
Police .....	\$689

**Commercial/Shopping Center 25,001 – 50,000 sq ft**

Fire/EMS .....	\$778
General Government .....	\$636
Police .....	\$599

**Commercial/Shopping Center 50,001 – 100,000 sq ft**

Fire/EMS .....	\$680
General Government .....	\$556
Police .....	\$500

**Commercial/Shopping Center 100,001 – 200,000 sq ft**

Fire/EMS .....	\$604
General Government .....	\$493
Police .....	\$428

**Commercial/Shopping Center Over 200,000 sq ft**

Fire/EMS .....	\$544
General Government .....	\$445
Police .....	\$363



**Office/Institute up to 10,000 sq ft**

Fire/EMS .....	\$1,219
General Government .....	\$996
Police .....	\$252

**Office/Institute 10,001 – 25,000 sq ft**

Fire/EMS .....	\$1,129
General Government .....	\$923
Police .....	\$204

**Office/Institute 25,001 – 50,000 sq ft**

Fire/EMS .....	\$1,064
General Government .....	\$869
Police .....	\$174

**Office/Institute 50,001 – 100,000 sq ft**

Fire/EMS .....	\$1,004
General Government .....	\$821
Police .....	\$148

**Office/Institute Over 100,000 sq ft**

Fire/EMS .....	\$911
General Government .....	\$745
Police .....	\$126

**Business Park**

Fire/EMS .....	\$860
General Government .....	\$703
Police .....	\$142

**Light Industrial**

Fire/EMS .....	\$628
General Government .....	\$513
Police .....	\$77

**Warehousing**

Fire/EMS .....	\$348
General Government .....	\$284
Police .....	\$55

**Manufacturing**

Fire/EMS .....	\$487
General Government .....	\$398
Police .....	\$42

**Hotel – Per Room**

Fire/EMS .....	\$119
General Government .....	\$97
Police .....	\$23

**NON-RESIDENTIAL – PER THOUSAND SQUARE FEET OF FLOOR AREA – NEW****Retail**

Fire/EMS .....	\$779
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$3,958
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

**Office**

Fire/EMS .....	\$1,247
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$240
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

**Public**

Fire/EMS .....	\$1,247
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$304
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

**Industrial**

Fire/EMS .....	\$519
163 <sup>rd</sup> Avenue Roadway Service Area .....	\$150
(SPA2 & partial SPA4; service area defined in the Infrastructure Improvement Plan)	

**WATER RESOURCE**

<b>Meter Size</b>	<b>SPA 1</b>	<b>SPA 2</b>
.75" and less	\$714	\$873
1.00"	\$1,191	\$1,456
1.50"	\$2,381	\$2,911
2.00"	\$3,810	\$4,658
3.00"	\$7,144	\$8,734
4.00"	\$11,906	\$14,556
6.00"	\$23,812	\$29,112
8.00"	\$38,099	\$46,579

**WASTEWATER**

<b>Meter Size</b>	<b>SPA 1</b>	<b>SPA 2</b>
.75" and less	\$3,265	\$3,361
1.00"	\$5,442	\$5,601
1.50"	\$10,884	\$11,202
2.00"	\$17,414	\$17,923
3.00"	\$32,651	\$33,606
4.00"	\$54,418	\$56,010
6.00"	\$108,836	\$112,019
8.00"	\$174,138	\$179,231

**WATER SYSTEM**

<b>Meter Size</b>	<b>SPA 1</b>	<b>SPA 2</b>
.75" and less	\$1,393	\$1,544
1.00"	\$2,322	\$2,574
1.50"	\$4,644	\$5,148
2.00"	\$7,431	\$8,237
3.00"	\$13,933	\$15,445
4.00"	\$23,222	\$25,742
6.00"	\$46,444	\$51,483
8.00"	\$74,310	\$82,373

***Resolution 2011-149, Effective January 1, 2012 and Resolution 2014-59, Effective August 1, 2014***

**MISCELLANEOUS**

<b>Sewer Line Extension</b>	<b>Residential</b>	<b>Commercial</b>
Cactus	\$100, \$116, \$118, \$168	\$509/acre
Litchfield	\$110 or \$220	\$781/acre
Bell Pointe	\$410	N/A
Sarival	\$153	\$659/acre
Waddell	\$20 or \$76	\$68 or \$230/acre

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## DEVELOPMENT REVIEW FEES

Development review fees are assessed pursuant to the documents required to provide a comprehensive review of the project. Site plan review fee includes the review of any elevations or narrative that may accompany a submittal. Variances, model home complexes, and conditional uses will be assessed the site plan review fee as well as any additional document fee requested.

Engineering reports may include drainage, water model, traffic impact analysis, geotechnical, box culvert, structural, and water, wastewater, or reclaimed water master plans, etc.

All development review fees are due at the time of submittal unless otherwise specified below.

1. 404 Documentation .....	\$180/report
2. ALTA Survey .....	\$95/sheet
3. Appeals .....	\$250/ea
4. Annexation .....	\$675/ea
5. Concept Review .....	\$300/ea
6. Development Grading and Drainage.....	\$135/sheet
7. Engineering Report .....	\$180/hour/report – Billed in arrears
8. Final Plat .....	\$300/sheet
9. Follow Up Concept Review .....	\$150/ea
10. General Plan Amendment (Major) .....	\$4,045/ea
11. General Plan Amendment (Minor) .....	\$1,735/ea
12. Home Product Review .....	\$615/ea
13. Landscape Design Review .....	\$200/sheet
14. Phase 1 Environmental Assessment .....	\$180/report
15. Planned Unit Development Overlay .....	\$3,540/ea
16. Preliminary Plat .....	\$320/sheet
17. Rezone .....	\$2,700/ea
18. Site Plan (Narrative and elevations included in per sheet fee).....	\$975/sheet
19. Temporary Use/Special Event .....	\$20/40/60/ea
20. Title Report .....	\$180/report

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**DEVELOPMENT REVIEW FEES (Cont.)**

21. Text Amendment .....	\$1,035/ea
22. Utility Plan Review .....	\$255/sheet
23. Zoning Amendment (Major) .....	\$1,770/ea
24. Zoning Amendment (Minor) .....	\$885/ea

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**MISCELLANEOUS DEVELOPMENT REVIEW FEES**

1. 100 Block Request .....	\$10/sign
2. Address Assignment from Dedicated Access .....	\$10/address
(At time of Permit/Development Review)	
3. Address Assignment on Vacant Property or from Easement .....	\$25/address
(At time of Permit/Development Review)	
4. Address Assignment or Change During Subdivision Process .....	\$5/address
5. Address Change at time of Permit .....	\$50/address
6. Continuance per Applicant Request .....	\$220/ea
7. Development Agreement .....	\$1,275/ea
8. Development Agreement Amendment .....	\$1,210/ea
9. Development Master Plan Street Name Request .....	\$500/ea
10. Document Handling .....	\$1.00/document
11. Native Plant Inventory – 1 <sup>st</sup> and 2 <sup>nd</sup> Review .....	\$160/sheet
12. Native Plant Inventory – 3 <sup>rd</sup> and Subsequent Review .....	\$100/sheet
13. Project Name Change .....	\$220/ea
14. Public Meeting Notice/Advertising .....	\$185.22/ad
15. Recordation Fee .....	Actual Cost to Jurisdiction
16. Site Plan Extension .....	\$220/ea

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**FIRE OPERATIONS FEES**

1. Fireworks Event Monitoring (2 hr/person min)	\$75/hr
2. Incident investigation – Car 3099 (2 hr/person min)	\$75/hr
3. Remote Alarm (Fire RAT)	\$100 Installation plus \$150/day
4. Knox Box Maintenance	\$40
5. Tactical Premise	\$75
6. Annual Tomar Gate Inspection	\$50
7. Alarm System Non-compliance	\$75
8. Annual Inspections – 1 <sup>st</sup> , 3 <sup>rd</sup> and 5 <sup>th</sup> Inspection	
5,000 sq or less	\$100
5,001 – 9,999 sq ft	\$150
10,000 sq ft or more	\$250

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## GENERAL SERVICES FEES

Each application for building permit, civil permit, and development review projects shall include the assessment of a non-refundable administrative fee.

1. Administrative Processing	\$140/ea
2. Archived Document Retrieval (Copies are additional)	\$80
3. ASBUILTS – 12x18	\$2.50/page
4. ASBUILTS – 24x36	\$5.00/page
5. CD's Containing Documents	\$5.00/ea
6. Custom Maps	\$80/hour (\$150 min)
7. Digital Data:	
Boundary Shapes	\$25/ea
Centerlines	\$250
Land Use or Zoning	\$100
Parcels	\$500
8. Photocopies – 8.5" x 11" or 8.5" x 14"	\$0.50/pg
9. Photocopies – 11" x 17"	\$1.00/pg
10. Maps – 8.5" x 11"	\$2.50/map
11. Maps – 11" x 17"	\$5.00/map
12. Maps – 24" x 36"	\$20/map
13. Maps – 36" x 48" or 40" x 60"	\$30/map
14. Verification of Zoning, Compliance Letter, or Assisted living Reservation	\$60/ea

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**MISCELLANEOUS FEES**

1. Use of Outside Consultant \_\_\_\_\_ Actual Cost to Jurisdiction plus Indirect Cost
  2. Abatement Administrative Fee \_\_\_\_\_ 10% of Actual Cost (\$150 min)
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**SANITATION HAULER'S LICENSE FEES**

1. Solid Waste Haulers License Application ..... \$500
  2. Solid Waste Haulers License ..... \$1,000/vehicle
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## WATER METER INSTALLATION FEES

Water meter installation fees are assessed at application for a building permit within the City of Surprise water service area.

1. 3/4"	\$275
2. 1"	\$310
3. 1.5"	\$565
4. 2"	\$750
5. 3" Hydrant	\$95
6. 3"	\$2,005
7. 4"	\$2,480
8. 6"	\$3,910
9. 8"	\$5,635

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## **GLOSSARY OF TERMS**

Administrative Processing Fee	A fee to help defray the administrative expenses that are associated with the processing of permits/development projects.
Annual Facilities Permit	Permits issued for continuous construction and inspections on municipal buildings.
City Service Civil Construction Permit	Permit issued for the construction of city owned infrastructure.
Concept Review	A pre-submittal meeting between the applicant and all members of the Development Review Team to discuss all aspects of a project.
Finished Floor Elevation Verification	A fee for the use of cities surveying services for completion of an elevation certificate when permits are requested on properties located in a floodplain or floodway.
Home Product Review	Fee assessed for new product or additional plan to existing approved product. Revision to existing product will be assessed administrative processing fee only.
Normal Inspections Business Hours	Monday through Friday, from 7:00 am to 2:00 pm.
Private Service Civil Construction Permit	Permit issued for the construction of a privately owned facility.
Rural Road	A roadway that does not receive traffic volumes necessary to be classified as a local, collector, arterial, or parkway.